



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: September 30, 2015

TO: Oversight Board to the City of Inglewood as Successor Agency

FROM: City of Inglewood as Successor Agency

SUBJECT: Agreements to Implement Public Safety Capital Improvements to Parking Structure No. 2 Located at 115 South Locust Street

RECOMMENDATION:

It is recommended that the Oversight Board of the City of Inglewood adopt a Resolution taking the following actions:

1. Approve an agreement with Machineous Consultants to install public safety improvements, securing the openings of the building, in a total amount of \$350,443.40 (Bond funds)
2. Approve an agreement with Santa Monica Electric Company to upgrade lighting and install electrical components needed for public safety improvements in a total amount of \$151,149.20 (Bond funds)
3. Approve an agreement with J&S Systems to install video cameras, panic buttons, and other public safety improvements in a total amount of \$232,472.79 (Bond funds)
4. Approve an agreement with Fujitec America, Inc., to reconstruct the two elevators in a total amount of \$193,479. (Bond funds)
5. Approve an agreement with Pacific Parking Systems, Inc., to install ticket machines in a total amount of \$39,939.46 (Bond funds)
6. Approve the expenditure of funds for the Public Safety Capital Improvement Plan in an amount not to exceed \$1,069,673.85 to fund private contracts and pay for city staff to implement Public Safety Capital Improvements to Parking Structure No. 2. (\$1,003,123.85 in tax exempt bond funds and \$66,550 in parking revenues)

BACKGROUND:

The City of Inglewood ("City") receives numerous complaints regarding the condition of Parking Structure No. 2 ("the Structure") located at 115 S. Locust Street. In response to these complaints and the need to reduce crime and public health concerns, a Committee ("Committee") was formed to identify the optimum capital improvements needed to make the structure safe. Once public confidence is restored regarding the safety of the Structure, parking revenues will likely increase. The Committee was composed of staff members from the City of Inglewood's Police Department, Public Works, and the Successor Agency.

Homeless and unsupervised youths loiter about the Structure daily causing many safety concerns to the public. Staff has been notified that the homeless occupy the facility night and day and the police department is often called to address truancy and other criminal activity.

These criminal activities have resulted in serious safety issues for those patronizing the structure, parking staff, and the surrounding areas. More than 300 residential units restricted for seniors are located within one block of the Structure. Less than one block away on Locust Street, a new Senior Center will be constructed further increasing the number of seniors that could be affected by the health and safety issues that exist at the Structure. During one of the Committee meetings, much concern was once again expressed about the number of homeless persons in the area and how the issue of outdoor gathering on space on the ground floor was a major blighting condition plaguing the Structure.

Best practices related to the security of public parking structures were researched by the Committee leading to the development of a comprehensive Parking Capital Improvement Safety Plan (“Safety Plan”). To secure financing for this project, the Department of Finance (“DOF”) required that the cost of the safety improvements be included in the Recognized Obligation Payment Schedule (“ROPS”) and approved by both the Successor Agency and Oversight Board.

Initially, estimates based upon the Committee’s research were placed on ROPS 14-15B for the period of January 1, 2015, to June 30, 2015. It was anticipated that if approved, a bid process would be initiated to implement the Safety Plan. Funding was not approved because DOF required the submittal of actual quotes by the City from vendors who would be doing the work. In December of 2014, DOF informed staff that a bid process was not required. DOF required that actual quotes from third-party entities be secured as the justification for the expenditure before they would consider approving funding the Public Safety Capital Improvement Plan. To meet the submittal deadline for the ROPS 2015-16A period, July, 2015 to December 31, 2015, staff had less than 4 weeks to secure quotes for the various elements of the Safety Plan identified by the Committee. Because of the time constraints, the sole-source approach to identifying vendors, negotiating quotes, and securing bids for the required services was used. Vendors were identified based upon previous work done for the City, industry research, and reference checks. A bid process was used for the ticket machines.

DISCUSSION:

Staff obtained the quotes as required, and DOF approved the use of bond funds for those improvements within the Safety Plan.

Agency staff sent out request for bids to the following vendors on January 1, 2015.

- Machineous Consultants – Santa Monica, CA
- Santa Monica Electric – Santa Monica, CA
- J&S Systems, Murrieta, CA

- Fujitec – Torrance, CA
- Pacific Parking Systems – Irvine, CA

Agency staff received bids from the following vendors on February 3,, 2015

- Machineous Consultants – Santa Monica, CA
- Santa Monica Electric – Santa Monica, CA
- J&S Systems – Murrieta, CA
- Fujitec – Torrance, CA
- Pacific Parking Systems – Irvine, CA

As previously noted, because of the time constraints, the sole-source approach to identifying vendors, negotiating quotes, and securing bids for the required services was used. Vendors were identified based upon previous work done for the City, industry research, and reference checks. A bid process was used for the ticket machines and the lowest bidder was Pacific Parking Systems.

The Safety Plan entails the following:

A	The entire structure will be power washed and the exterior painted.
B	The Safety Plan proposes the enclosure of the two lower levels, by installing pre-fabricated 1/8-inch perforated metal screens over each opening on the 1 st and 2 nd floors. Metal roll-up doors at the vehicle access points will be installed and metal doors for the pedestrian access points will be fabricated. A structural engineer will design this phase of the project. The construction of this improvement will require planning approvals and plan check review by the City's Planning and Building Department before building permits can be issued.
C	Access to the roof will be closed at the stairways, the elevator, and the driveway to eliminate illicit activities of vagrants and unsupervised youths that takes place on the roof. The gating material will be fabricated with 1/8-inch perforated metal door frames and doors, and a rollup door will be installed on the ramp. The stairwells will also be secured. It will be possible to reopen the top floor if parking demand increases.
D	The manned kiosks and automated access arms will be demolished and replaced with two ticket machines. The machines will be connected to the Internet to allow payment by credit card as well as cash or coins. Patrons will pay by identifying their number and walking to a ticket machine on the first floor. Citations will be given to persons parked without paying or going beyond their paid time. The ticket machines can also be programmed to accommodate monthly contracts.

E	The parking stalls will be reconfigured to allow for a minimum of four electric car charging stations, a location for bicycle lockers, and handicapped stalls. Numbers will be painted on each of the parking stalls.
F	Lighting will be increased on all floor levels making the area very bright to accommodate the reduction in natural light when the perforated metal is installed. People tend to perceive an area is safer if it is bright. The brighter lighting will also discourage criminal elements because dark hiding places will be significantly reduced.
G	The elevators will be reconstructed under today's building codes for fire safety features and placed back into service. There will be no public access to the roof top.
H	Video surveillance systems will be installed on each floor and the roof, with some cameras focused on locations just outside the building. The improved system will include high-end cameras with connection to the police department via a wireless Internet antenna that will be placed on the roof.
I	A remote audio system will be installed and used for deterring unsolicited activities in and about the Structure.
J	Safety call buttons/panic buttons will be installed on each level to alert the police department of emergencies.
K	All required electrical upgrades to the existing system will be made to accommodate the new ticket machines, the elevator upgrades, and the video camera surveillance system.
L	Internet access capabilities will be installed on the site to allow the ticket machines to access the Internet. This is necessary if credit card payment is to be included as an option.
M	Create new signage to replace all the older signs. Directional signs will be created.

The Safety Plan is a comprehensive plan that is intended to encourage the use of the Structure and protect the surrounding area.

To implement the Safety Plan, the following contracts must be approved:

Consultant	Contract Amount	Service
Machineous Consultants	\$ 350,443	Metal fabrication; Implement work described in B and C
Santa Monica Electric	\$ 151,149	Install charging station, lighting and other work described in E, F, and K.
J&S Systems	\$ 232,473	They will provide and install the video cameras and items described H, I, J

Fujitec	\$ 193,479	Elevator reconstruction as described in G
Pacific Parking Systems	\$ 39,939.46	Provide ticket machines described in D.

In addition to the outside vendors, the City's Public Works Department and IT will be involved in implementing certain portions of the work. These include demolishing the kiosks, painting numbers on the stalls, power washing the building, painting the entire building, preparing necessary signs for the Structure, providing Internet capacity and installing new fire hose cabinets with new hoses.

A portion of the work is eligible for \$8,140 in tax-exempt bond funding, bringing the total eligible for tax-exempt bond financing to \$1,003,123.45. The remaining costs of \$66,550 will be paid from the Successor Agency parking revenue. In the event that the Parking Revenue is not approved by DOF, staff will return with a recommendation to the City Council to scale back the project or authorized the use of General Fund Reserves for the balance of the costs (\$66,050). The total cost for all the improvements is \$1,069,673.45

As proposed, the Safety Plan will take approximately nine (9) months to complete.

FINANCIAL/FUNDING ISSUES AND SOURCES:

Tax-exempt bond funds will be used to cover all eligible project costs under the tax-exempt bond guidelines. The total cost of the project will not exceed \$1,069,673.45 and will be funded from account code 190.030.3020.44830.

DESCRIPTION OF ANY ATTACHMENTS: Attachment No. 1 Resolution authorizing the execution of agreements and expenditure of funds for the Public Safety Capital Improvement Plan for an amount not to exceed \$1,069,673.45

Attachment No. 2 Machineous Consultants Agreement
Attachment No. 3 Santa Monica Electric Agreement
Attachment No. 4 J & S Systems Agreement
Attachment No. 5 Fujitec Agreement
Attachment No. 6 Pacific Parking Systems Agreement

APPROVAL VERIFICATION SHEET

Prepared and Presented By: Michael D. Falkow, Assistant City Manager
Margarita Cruz, Economic and Business Development Manager
Walter D. Lauderdale, Jr., Project Development Coordinator

Reviewed and Approved by: Royce Jones, Legal Counsel to the Successor Agency

1 RESOLUTION NO. 15-10

2
3 A RESOLUTION OF THE OVERSIGHT BOARD TO THE
4 SUCCESSOR AGENCY TO THE FORMER INGLEWOOD
5 REDEVELOPMENT AGENCY APPROVING (1) THE
6 AGREEMENTS TO IMPLEMENT PUBLIC SAFETY CAPITAL
7 IMPROVEMENTS TO PARKING STRUCTURE NO. 2 LOCATED AT
8 115 NORTH LOCUST STREET, AND (2) THE EXPENDITURE OF
9 BOND FUNDS FOR THE PUBLIC SAFETY CAPITAL
10 IMPROVEMENT PLAN IN AN AMOUNT NOT TO EXCEED ONE
11 MILLION SIXTY NINE THOUSAND SIX HUNDRED SEVENTY
12 THREE AND 85/100 DOLLARS (\$1,069,673.85) TO FUND THE
13 PRIVATE CONTRACTS AND PAY CERTAIN CITY STAFF COSTS
14 TO IMPLEMENT AFORESAID PUBLIC SAFETY CAPITAL
15 IMPROVEMENTS TO PARKING STRUCTURE NO. 2 FROM BOND
16 PROCEEDS ISSUED PRIOR TO DECEMBER 31, 2010 UNDER
17 HEALTH & SAFETY CODE SECTION 34191.4(c)(1) FUNDED
18 FROM ACCOUNT CODE 190.030.3020.44830
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20 WHEREAS, Assembly Bill x1 26 ("AB 26") and AB x 27 ("AB 27") were passed
21 by the State Legislature on June 15, 2011, and signed by the Governor on
22 June 28, 2011, and
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24 WHEREAS, by enactment of Part 1.85 of Division 24 of the Health and Safety
25 Code, subject to all reservations herein stated, the Inglewood Redevelopment Agency
26 was dissolved as February 1, 2012, such that the Inglewood Redevelopment Agency is
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1 now deemed to be the former redevelopment agency under Health and Safety Code
2 section 34173(a); and

3 **WHEREAS**, Health and Safety Code section 34173(a) designates successor
4 agencies as successor entities to former redevelopment agencies; and

5
6 **WHEREAS**, on January 10, 2012, by Resolution H12-01/12-02, the City Council
7 of the City of Inglewood, subject to all reservation stated in the subject Resolution
8 declared the City of Inglewood, as Successor Agency to the former Inglewood
9 Redevelopment Agency (sometimes referred to herein as the "Successor Agency");

10
11 **WHEREAS**, the California Supreme Court in California Redevelopment
12 Association v. Matosantos, Case No. S194861 upheld the constitutionality of AB 26 and
13 found AB 27 to be unconstitutional;

14 **WHEREAS**, AB 26 requires that there shall be an oversight board ("Oversight
15 Board) established for each of the former California redevelopment agency's successor
16 agencies to supervise the activities of the Successor Agency and the wind down of the
17 dissolved Redevelopment Agency's affairs pursuant to AB 26; and

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19 **WHEREAS**, upon satisfaction of the conditions in AB 26, specifically, Health &
20 Safety Code section 34179.7, the Successor Agency received its finding of completion
21 on December 29, 2014; and

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23 **WHEREAS**, in furtherance of Health & Safety Code section 34191.4(c)(1), the
24 bond proceeds derived from the former Inglewood Redevelopment Agency bonds
25 issued before December 31, 2010 shall be used by the Successor Agency for the
26 purposes for which the bonds were sold; the Successor Agency desires to expend
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1 available proceeds from these bonds to implement the Public Safety Capital
2 Improvements to Parking Structure No. 2 located at 115 North Locust Street; and

3 **WHEREAS**, to implement the Public Safety Capital Improvements to Parking
4 Structure No. 2, the following contractors submitted agreements for consideration
5 which are summarized below and included in the staff report:
6

Contractor	Work	Contract Amount
Machineous Consultants	Public Safety Improvements securing openings of the building	\$350,443.40
Santa Monica Electric Company	Upgrade lighting and install electrical components	\$151,149.20
J&S Systems	Install Video Cameras, Panic Buttons, and other Public Safety Improvements	\$232,472.79
Fujitec America, Inc.	Reconstruct two elevators	\$193,479.00
Pacific Parking Systems, Inc.	Install Ticket Machines	\$39,939.36

25 **WHEREAS**, the five private contracts include contingency amounts allowing for
26 discretionary increases to account for price fluctuations and the overall budget of One
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1 Million Sixty Nine Thousand Six Hundred Seventy Three and 85/100 Dollars
2 (\$1,069,673.85) funds all five private contracts along with City staff to implement the
3 Public Safety Capital Improvement Plan for Parking Structure No. 2; and

4 **WHEREAS**, pursuant to Health & Safety Code section 34191.4(c)(1), the
5 Successor Agency desires to expend certain available bond proceeds to implement the
6 Public Safety Capital Improvements to Parking Structure No. 2 located at 115 North
7 Locust Street in an amount of One Million Sixty Nine Thousand Six Hundred Seventy
8 Three and 85/100 Dollars (\$1,069,673.85) comprised of One Million Three Thousand
9 One Hundred Twenty Three and 85/100 Dollars (\$1,003,123.85) in bond proceeds and
10 Sixty Six Thousand Five Hundred Fifty Dollars (\$66,550) in parking revenues from
11 account code 190.030.3020.44830.

12 **NOW, THEREFORE**, the Oversight Board Successor Agency to the Inglewood
13 Redevelopment Agency does hereby resolve as follows:

14 Section 1. The Recitals set forth above are true and correct and are
15 incorporated into the Resolution by this reference.

16 Section 2. The Oversight Board approves (a) the Public Safety Capital
17 Improvement Plan for Parking Structure No. 2 located at 115 North Locust Street, and
18 (b) the agreements to implement the Public Safety Capital Improvements to Parking
19 Structure No. 2, and (c) the expenditure of up to One Million Sixty Nine Thousand Six
20 Hundred Seventy Three and 85/100 Dollars (\$1,069,673.85) from account code
21 190.030.3020.44830 and directs the authorized signatory of the Successor Agency to
22 negotiate, finalize, and submit the contracts, or such acceptable form thereof, when and
23 as appropriate.

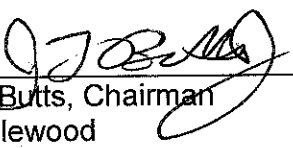
1 Section 3. The Oversight Board directs staff to submit copies of this Resolution
2 and its attachments to the State Department of Finance and the Controller's office for
3 review and approval.

4 Section 4. The Oversight Board Secretary shall certify as to the
5 adoption of this Resolution.

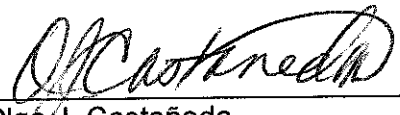
6 Section 5. This Resolution shall take effect immediately upon adoption.

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8 Section 6. The Secretary of the Oversight Board shall certify as to the adoption of
9 this Resolution.

10 **PASSED, APPROVED AND ADOPTED** by the Oversight Board to the
11 Successor Agency of the former Inglewood Redevelopment Agency, at a regularly
12 scheduled public meeting held this 28 day of SEP, 2015.

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16 James T. Butts, Chairman
17 City of Inglewood
18 Former Redevelopment Agency
19 Oversight Board

20 ATTEST:

21 
22 Olga J. Castañeda
23 County of Los Angeles, Board of Supervisors
24 Acting as Secretary to the City of Inglewood
25 Former Redevelopment Agency Oversight Board
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